

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR SPECIAL JOINT COUNCIL MEETING
WITH THE REDEVELOPMENT AGENCY
OF
TUESDAY, MARCH 23, 1993
AT 2:00 P.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor Golding at 10:54 a.m.
Mayor Golding adjourned the meeting at 11:18 a.m. to convene the
San Diego Housing Authority meeting.

ATTENDANCE DURING THE MEETING:

(M) Mayor Golding-present
(1) Council Member Wolfsheimer-present
(2) Council Member Roberts-present
(3) Council Member Hartley-present
(4) Council Member Stevens-present
(5) Council Member Behr-present
(6) Council Member Stallings-present
(7) Council Member McCarty-present
(8) Council Member Vargas-present
Clerk-Abdelnour (rb)

FILE LOCATION: MINUTES

ITEM-1: ROLL CALL

Clerk Abdelnour called the roll:
(M) Mayor Golding-present
(1) Council Member Wolfsheimer-present
(2) Council Member Roberts-present
(3) Council Member Hartley-present
(4) Council Member Stevens-present
(5) Council Member Behr-present
(6) Council Member Stallings-present
(7) Council Member McCarty-present
(8) Council Member Vargas-present

ITEM-601:

(Continued from the meeting of March 16, 1993, Item
601, at Councilmember Hartley's request, to allow

Councilmember Roberts to be present.)
Four actions relative to the Owner Participation
Agreement with AFJR Partnership - Gaslamp Quarter Sub
Area of the Centre City Redevelopment Project:
(See Report from CCDC dated 2/25/93. Centre City
Community Area. District-2.)

Subitem-A: (R-93-1356) ADOPTED AS RESOLUTION R-281676

Adoption of a Resolution consenting to the Owner
Participation Agreement between the Redevelopment
Agency and AFJR Partnership providing for the
rehabilitation of property at 170 Sixth Avenue, the
design and construction of Gaslamp Quarter Park between
Fifth and Sixth Avenues, south of L Street, related
off-site improvements, and the design and construction
of public restrooms; making certain findings with
respect to the agreement.

Subitem-B: (R-93-1357) ADOPTED AS RESOLUTION R-281677

Adoption of a Resolution consenting to the payment by
the Redevelopment Agency for all or part of the value
of the land and the cost of the installation and
construction of public restroom facilities; finding
that the public restroom facilities are of benefit to
the Centre City Redevelopment Project Area and its
immediate neighborhood; finding that no other
reasonable means of financing the public restroom
facilities are available.

Subitem-C: (R-93-1358) ADOPTED AS RESOLUTION R-281678

Adoption of a Resolution certifying that the Council
has reviewed and considered information contained in
the Master Environmental Impact Report for the Centre
City Redevelopment Project and the Secondary Study with
respect to the proposed Owner Participation Agreement;
making certain findings and determinations regarding
the environmental impacts of the rehabilitation.

Subitem-D: (O-93-125) INTRODUCED, TO BE ADOPTED
APRIL 12, 1993

Introduction of an Ordinance authorizing a 99-year
lease agreement with AFJR Partnership for a restroom
facility in the Gaslamp Quarter Park.

CITY MANAGER SUPPORTING INFORMATION: The action recommended by
the Centre City Development Corporation to enter into this Owner

Participation Agreement, which provides for design and construction of a public restroom, comports with the City Council adopted Centre City Restroom Plan. If approved, the agreement commits the City to fund the operation and maintenance of the restroom during the 99 year lease period. The estimated annual costs are \$60,000 and CCDC has identified Transient Occupancy Tax Funds as a potential source. In light of the current budgetary situation and the significant reductions in service levels currently being considered, we cannot recommend committing any funds which would impact General Fund revenues. A substantial portion of TOT funds are utilized to fund essential City services, including public safety. If it is the City Council's desire to proceed with this project and fund the restroom through the TOT fund, we would recommend that the TOT allocation to categories which do not impact the General Fund be reduced by the necessary amount. These include Promotion, Civic Events, and/or Arts and Museums.

FILE LOCATION: SUBITEMS-A,B,C: MEET; SUBITEM-D: --
CONTFY93-2

COUNCIL ACTION: (Tape location: B078-370.)

Hearing began at 10:55 a.m. and halted at 11:17 a.m.

Testimony in favor by Diane Roberts, Frank Landerville, Kip Howard and Patrick Ahern.

Motion by Wolfsheimer to look to the Downtown Maintenance Assessment District for funds. No second.

MOTION BY ROBERTS TO ADOPT AND DIRECT THE EXECUTIVE VICE PRESIDENT OF CCDC (CENTRE CITY DEVELOPMENT CORPORATION) TO RETURN TO COUNCIL WITH A REPORT AS TO OTHER OPTIONS WE WOULD HAVE FOR FUNDING THE OPERATIONS FOR THIS PROJECT, IN RECOGNIZING THAT WE ARE NOT GOING TO USE THE TOT (TRANSIENT OCCUPANCY TAX). ESPECIALLY PLACE EMPHASIS ON HOW WE MIGHT BE ABLE TO GENERATE REVENUES, PERHAPS, BY HAVING A SNACK BAR THAT WOULD TAKE STRONG ADVANTAGE OF THIS SITE. Second by Wolfsheimer. Passed by the following vote:
Wolfsheimer-yea, Roberts-yea, Hartley-yea, Stevens-yea, Behr-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

ADJOURNMENT:

The meeting was adjourned by Mayor Golding at 11:18 a.m.

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for the Special Meeting of Tuesday, March 23, 1993**

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FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: B370).